

**TO:** DEVELOPMENT REVIEW BOARD **DATE:** September 4, 2003  
**FROM:** CURRENT PLANNING SERVICES  
**SUBJECT:** CASE 52-DR-2003  
**REQUEST:** Approve site plan & elevations for a new office building & parking garage  
**PROJECT NAME:** Nautilus Insurance Office  
**LOCATION:** 15001 N Scottsdale Rd

**DEVELOPER/OWNER:** Nautilus Insurance Group  
**ARCHITECT/DESIGNER:** Will Architects Plc  
**ENGINEER:** Jm Griffin Engineering Inc  
**APPLICANT/COORDINATOR:** Will Architects Plc/Jeff Will  
4636 E University Dr Ste 155  
Phoenix, AZ 85034  
480-967-1117

**STAFF RECOMMENDATION:** APPROVE subject to the attached stipulations.

**PUBLIC COMMENTS:** There have been no comments from the public regarding this case at the time of drafting this report.

**REQUEST:** To approve site plan, landscape plan, and elevations for an office building and parking garage. The project will consist of two phases: Phase I will consist of a three story office building, a parking structure, drainage, and landscaping. Phase II will remain vacant and is designated as a retail site.

**LOCATION & ZONING:** The site is zoned Industrial Park District (I-1). The site is located along the Southeast corner of Scottsdale Road and Butherus Drive, adjacent to an existing building.

**CHARACTERISTICS:** The site consists of approximately 3.5 acres. The west half of the site is vacant and already has been previously graded. The east half consists of an existing office building and covered parking. The site slopes to the southeast, and the paved parking acts as the retention for the existing development.

**DISCUSSION:** The proposal includes removing the existing parking canopies on the east half of the site, the construction of a three-story office building, and a three story parking structure. The building located on the east half of the site will remain and is not part of this proposal. Phase I will consist of the construction of the parking garage, office building, drainage and landscaping. Phase II will remain vacant and is designated as a future retail site.

The proposed office building will be a three- story structure that meets the zoning ordinance height requirements of 36 feet. The exterior surfaces of the building will be

finished with brown granite tile (Carnelian Polished), sandstone tile (John Brown Rosa). Horizontal aluminum architectural accent features will be finished with a light champagne color (arcadia champagne). All windows and doors are recessed, contain overhangs and are composed of a rose-colored tint (desert rose vari-tran on grey) interpane glass.

The sites parking requirements will be met by the new parking structure. The structure will have one level below and three above ground. The parking structure will be constructed of pre-cast concrete. The same materials used in the office building including granite columns and the horizontal anodized aluminum architectural features have been introduced along the east, west and north elevations. The existing neighboring buildings as well as the future phase II building screens the south elevation of the parking structure.

Greg Williams  
Senior Project Coordination Planner  
480-312-7000

**ATTACHMENTS:**

- #1-Project Narrative
- #2-Context Aerial
- #3-Aerial Close-Up
- #4-Site Plan
- #5-Aerial Site Plan
- #6-Landscaping Plan
- #7-Elevations (3 pgs)
- #8-Floor Plans (4 pgs)
- A-Stipulations/Ordinance Requirements

- ☐ Rezoning ☐ Other  
☐ Use Permit  
☒ Development Review  
☐ Master Sign Programs  
☐ Variance

Case # 52-DR-2003 / 220 -PA- 2003  
 Project Name Nautilus Insurance  
 Location SE Corner Scottsdale Rd & Butherus  
 Applicant Will Architects

**SITE DETAILS**

Proposed/Existing Zoning: I-1  
 Use: Office

Parcel Size: \_\_\_\_\_

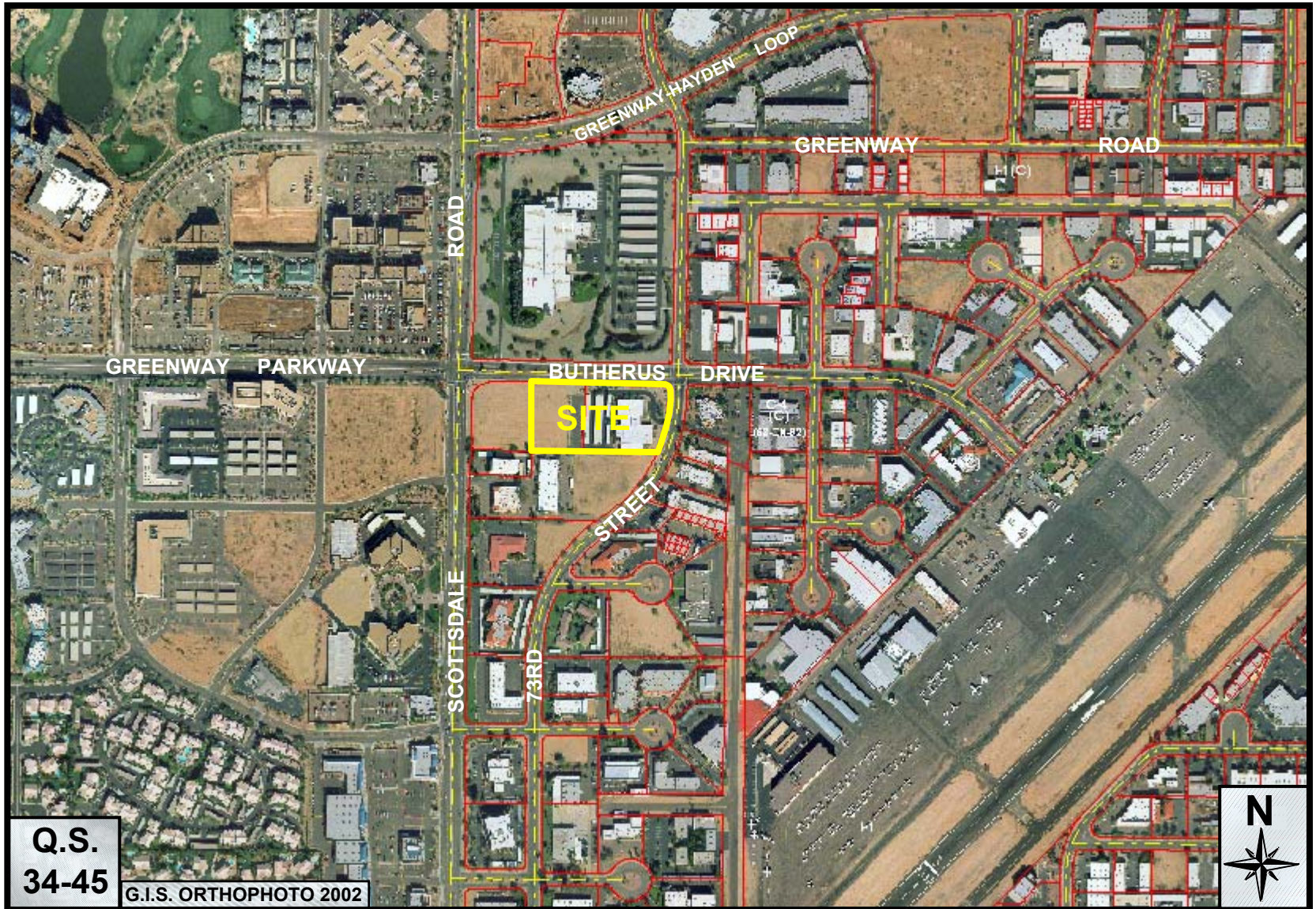
☐ Gross Floor Area ☐ Total Units: \_\_\_\_\_  
☐ Floor Area Ratio ☐ Density: \_\_\_\_\_

Parking Required: \_\_\_\_\_  
 Parking Provided: \_\_\_\_\_  
 # Of Buildings: 1  
 Height: 36'  
 Setbacks: N- 50' S- 0'  
 E- 10' W- 10'

**In the following space, please describe the project or the request**

The project, Nautilus Insurance Group, Scottsdale Headquarters Facility, is located just east of Scottsdale Road on Butherus Drive and is adjacent to their existing office facility. The building is a three-story office structure, clad in granite, sandstone, and pewter finished aluminum. The glass being utilized is a rose colored glass called Desert Rose from Interpane Glass. In addition to the office building, there is a four level parking structure, one level down and three levels up, located south of the office building against the south property line. Except for visitor parking, most of the parking requirements are provided for in the parking structure. The building also includes a three-story atrium space at the entry level, which is approximately ninety feet wide and thirty feet deep. The exterior concept of the building design is to create an image of solidity and durability, yet progressive and innovative. Additionally, the broad overhangs and metal fins provide shade of virtually 100% of the vision glass. The atrium design concept with its desert environment, lush desert landscaping and broad entrance plazas with textured concrete bollards make a strong entrance statement. Additional areas have been set aside for exterior employee uses, such as the break terrace on the north side of the building.





Nautilus Insurance Office

**52-DR-2003**

ATTACHMENT #2





Q.S.  
34-45

G.I.S. ORTHOPHOTO 2002

Nautilus Insurance Office

52-DR-2003

ATTACHMENT #3







52-D12-2003



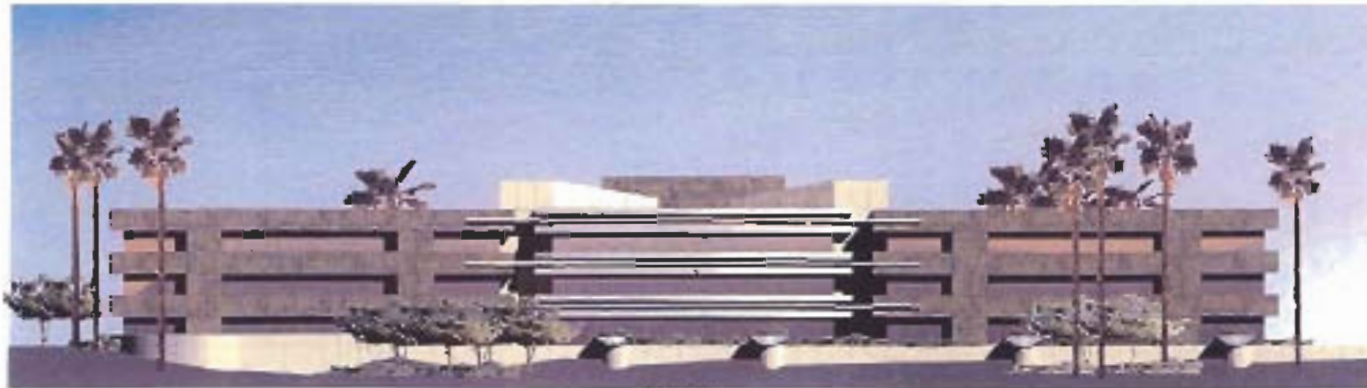
NAUTILUS INSURANCE GROUP  
SCOTTSDALE ROAD & BUTTERFLY DRIVE  
SCOTTSDALE, AZ 85258

WILL ARCHITECTS  
A COMPANY

PRE-APP. : 250PAG  
WILL ARCHITECTS, INC.  
1000 N. 10TH AVENUE  
SUITE 100  
PHOENIX, ARIZONA 85007  
(602) 955-1000







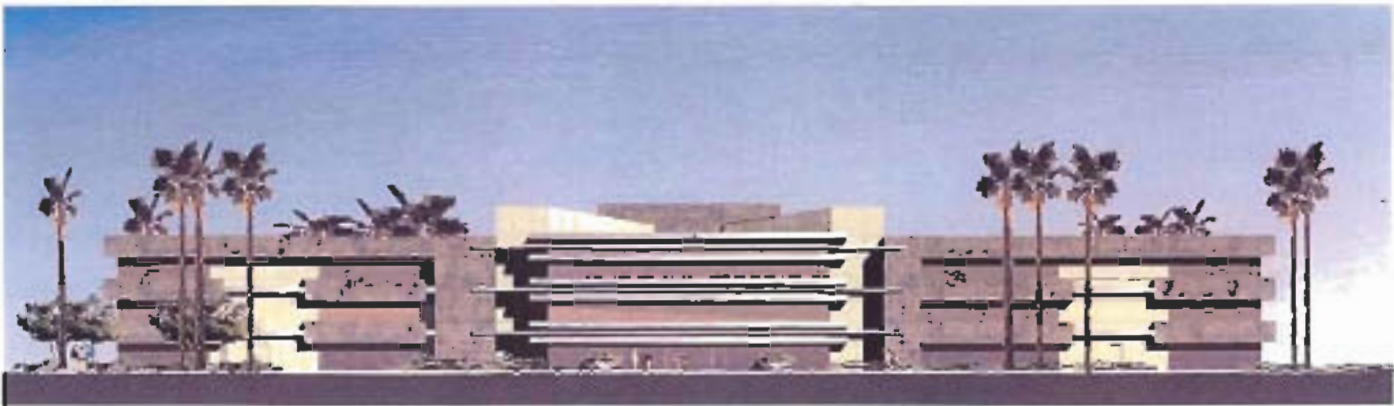
NORTH



EAST



WEST



SOUTH 0' — 20'

52-DR-2003



NORTH ELEVATION PARKING STRUCTURE



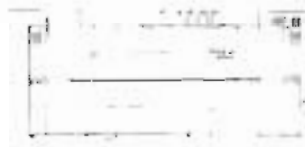
WEST ELEVATION PARKING STRUCTURE



EAST ELEVATION PARKING STRUCTURE



SOUTH ELEVATION PARKING STRUCTURE

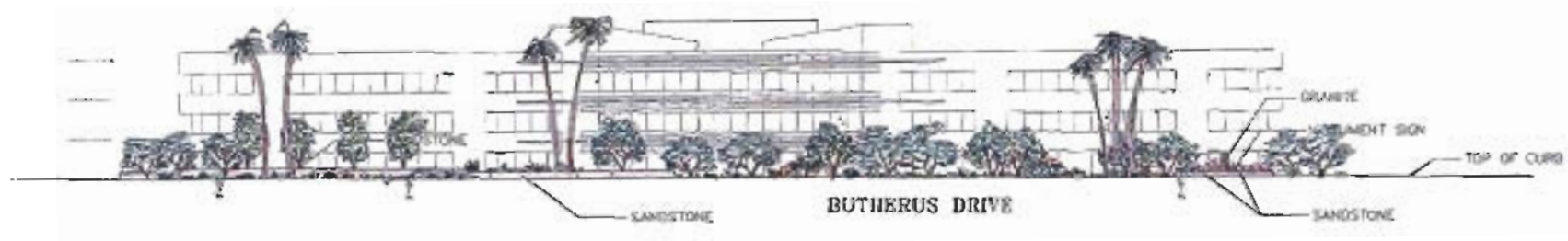


NAUTILUS INSURANCE GROUP  
SCOTTSDALE ROAD & BUTLER DRIVE

WILL ARCHITECTS  
& COMPANY

WILL ARCHITECTS, LLC  
2014-15  
PARKING STRUCTURE  
SCOTTSDALE, ARIZONA

52-DR-2003



STREETSCAPE ELEVATION

SCALE: 1/8"=1'-0"

**NAUTILUS INSURANCE GROUP**  
SCOTTSDALE ROAD & BUTHERUS DRIVE

52-DR-2003

**WILL ARCHITECTS**  
A COMPANY

PREPARED BY: J. J. JORDAN  
DATE: 01/11/03  
DRAWN BY: J. J. JORDAN  
CHECKED BY: J. J. JORDAN  
DATE: 01/11/03



NAUTILUS INSURANCE GROUP  
SCOTTSDALE ROAD & BUTHERUS DRIVE

1ST FLOOR PLAN

SCALE :

1/32" = 1'-0"



52-DR-2003

WILL ARCHITECTS  
& COMPANY

PRE-APP. : 2203RAGS

1000 East University Blvd

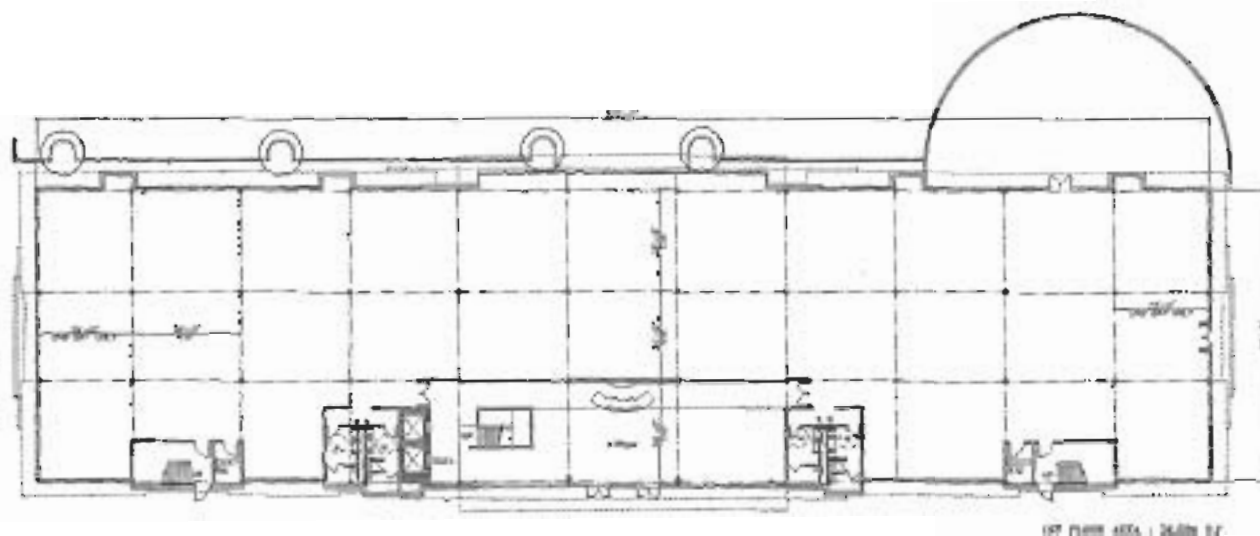
Suite 100

Phoenix, Arizona 85008

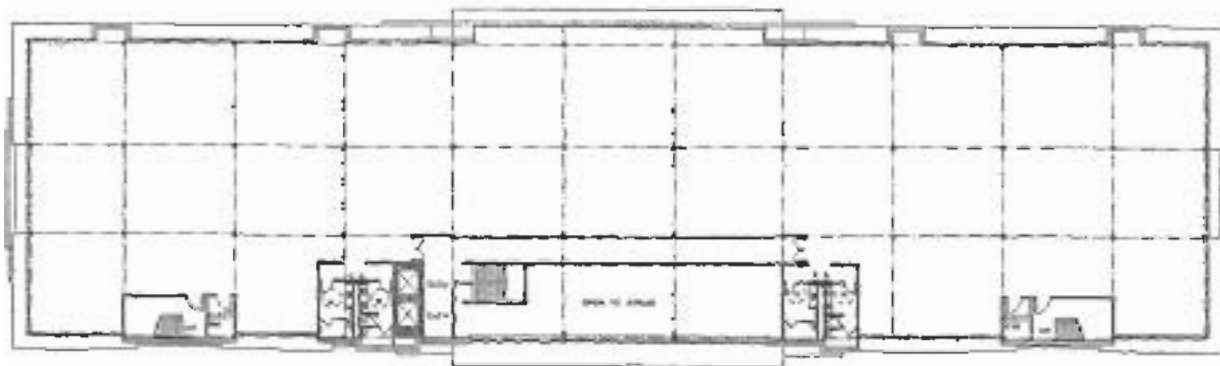
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A2



1ST FLOOR AREA : 26,000 S.F.



2ND FLOOR AREA = 26,744 S.F.



NAUTILUS INSURANCE GROUP  
SCOTTSDALE ROAD & BUTHURUS DRIVE

2ND FLOOR PLAN

SCALE:

1/8" = 1'-0"



WILL ARCHITECTS  
A COMPANY

PREPARED BY: 2009/03/03

1000 East Broadway Drive

Scottsdale, AZ 85260

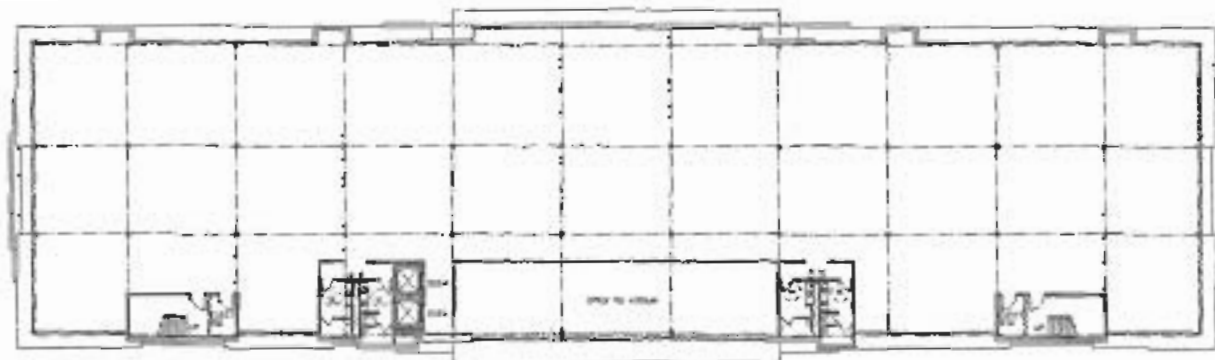
Phone: (480) 444-1111

Fax: (480) 444-1112

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A3

52-DR-2003



3RD FLOOR AREA = 21,701 SF.



**NAUTILUS INSURANCE GROUP**  
SCOTTSDALE ROAD & BUTTERBUS DRIVE

3RD FLOOR PLAN

SCALE:

1/4" = 1'-0"



**WILL ARCHITECTS**  
& COMPANY

PRELIMINARY - 2003/04/04

400 East University Blvd.

Suite 100

Phoenix, Arizona 85012

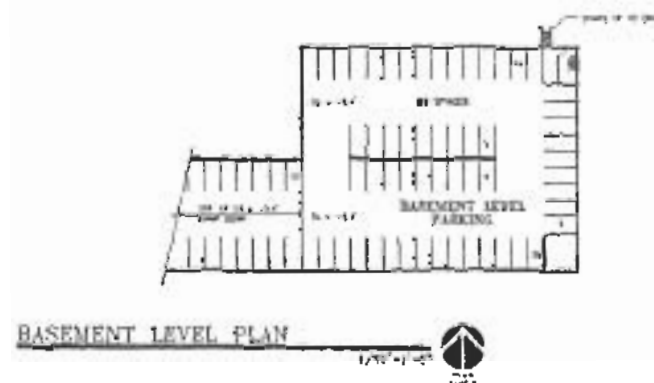
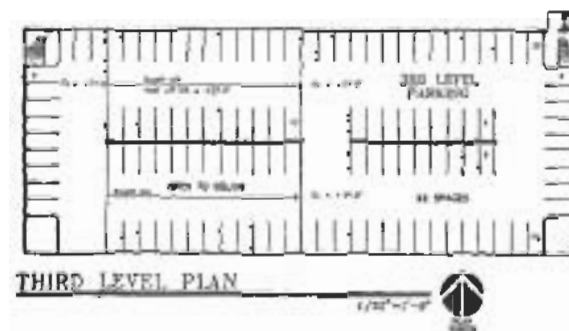
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0012-0013

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52-D2-2003





NAUTILUS INSURANCE GROUP  
SCOTTSDALE ROAD & BUTTERUS DRIVE

PARKING STRUCTURE FLOOR PLANS



WILL ARCHITECTS  
& COMPANY

18-APR-12 220PAGES  
2012 City of Scottsdale  
Scale 1/8"  
Project: 52-DR-2003  
18-APR-12 220PAGES

A6

52-DR-2003

## **Stipulations for Case: Nautilus Insurance Group Case 52-DR-2003**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

### **PLANNING**

#### **APPLICABLE DOCUMENTS AND PLANS:**

##### **DRB Stipulations**

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Will Architects & Company dated 7/2/2003 by the City.
  - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Will Architects & Company dated 7/2/2003 by the City.
  - c. The location and configuration of open space shall be constructed to be consistent with the site plan worksheet submitted by Will Architects & Company dated 7/1/2003 by the applicant.
  - d. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Will Architects & Company and T.J. McQueen & Associates, Inc. dated 7/1/2003 by the City.

#### **ARCHITECTURAL DESIGN:**

##### **DRB Stipulations**

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1' higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladder shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. All walls shall match the architectural color, materials and finish of the building(s).

**SITE DESIGN:****DRB Stipulations**

9. The developer shall submit a land assemblage/land division application to the City of Scottsdale. Approval of the land assemblage/land division application is required before the construction documents can be approved.
10. Remove bollards lights, and landscape plant material from the twenty-four (24) foot drive aisle along the Entrance Plaza.

**LANDSCAPE DESIGN:****DRB Stipulations**

11. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
12. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.
13. Identify existing trees to remain or to be relocated and existing trees to be removed on landscape plan.

**EXTERIOR LIGHTING DESIGN:****DRB Stipulations**

14. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except the landscape lighting, within the parking garage, sign, and parking lot canopy lighting.
15. The individual luminarie lamp shall not exceed 250 watts.
16. The maximum height from finished graded to the bottom of the any exterior luminarie shall be 20'-0" in height, or shall match the existing pole mounted height – which ever is lower.
17. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.8 foot-candles. All exterior luminaries shall be included in this calculation. This shall include all exterior light fixtures including all parking garage fixtures.
18. All exterior light poles, pole fixtures, and yokes, including bollards shall be a flat black or dark bronze.
19. Incorporate into the project's design, the following:

**Parking Lot and Site Lighting (Excluding the parking garage):**

- a. The maintained average horizontal illuminance level, at grade on the site, not including the gasoline canopy area, shall not exceed 2.0 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaries shall be included in this calculation.

**Building Mounted Lighting:**

- c. All luminaries shall be recessed or shielded so the light source is not directly visible from property line.

**Parking Garage Lighting**

- d. All light sources for all luminaries within the parking shall not be visible from the exterior of the garage.
- e. The "Lithonia Parking Garage light" or similar shall be mounted so that the bottom lens does not project below the structure "tee".
- f. There shall not be any pole-mounted lighting on the top level of the parking garage.



- g. Lighting mounted to the inside of the parapet wall shall be mounted a minimum of 6-inches from the top of the parapet.

#### Landscape Lighting

- h. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- i. Landscaping lighting shall only be utilized to accent plant material.
- j. All landscape lighting directed upward, shall be aimed away from property line.
- k. All landscape lighting hanging in vegetation, shall contain recessed lamps, and be directed downward and away from property line.
- l. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

#### **VEHICULAR AND BICYCLE PARKING:**

##### **DRB Stipulations**

- 20. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

#### **ADDITIONAL PLANNING ITEMS:**

##### **DRB Stipulations**

- 21. Flagpoles, if provided, shall be one piece, conical, and tapered.
- 22. Patio umbrellas, if proposed, shall be solid colors and shall not have any advertising in the form of signage or logos.
- 23. Revise phasing plan (submitted by Will Architects & Company) to include all civil and landscape improvements for this phase, including the retention area located within the "Future Site" area on the site plan.
- 24. Signage, including monument sign requires separate review and approval.

## **ENGINEERING**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

#### **APPLICABLE DOCUMENTS AND PLANS:**

- 25. The site plan date July 2, 2003 does not indicate the required number of refuse enclosures that are required for this development. Only one enclosure is shown rather than the three that will be required. The developer shall prepare a new site plan and show the entire development along Butherus Drive from Scottsdale Road to 73<sup>rd</sup> Street.

#### **DRAINAGE AND FLOOD CONTROL:**

##### **DRB Stipulations**

- 26. The preliminary drainage report for Nautilus Insurance (case no. 52-DR-2003), prepared by J.M. Griffin Engineering, dated June 25, 2003 was deficient in the following areas and therefore is not approved. The following corrective actions shall be required prior to submitting construction documents to the City of Scottsdale One Stop Shop Plan Review Division.

- a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
- b. Prepare Master/Final Drainage Report that analyzes the entire development. The property boundaries are Scottsdale Road, Butherus Drive, 73<sup>rd</sup> Street and the south property line of the development.
- c. Improper earthwork computations were used to determine the volume of the retention basins resulting in basins that were at least 20% undersized. The cross sectional areas used in the average end area method were inconsistent.
- d. Stormwater storage calculations shall be based on 7 acres of development using a runoff coefficient of 0.90. The property boundaries are Scottsdale Road, Butherus Drive, 73<sup>rd</sup> Street and the south property line of the development.
- e. Use bold lines to delineate the drainage sub areas and show all grade breaks on the G&D plan.
- f. Calculate the volume required and volume provided in each drainage sub area.
- g. Demonstrate that on-site stormwater runoff from each drainage sub area is accounted for in specific drainage detention basin. Calculate and show the percentage runoff that is contributed from each drainage sub area to a specific drainage basin. Use a table or spreadsheet format to show the results.
- h. Discuss and show on the grading and drainage plans how the detention basins will drain.
- i. Show all on-site and off-site drainage structures including catch basins, pumps, pipes, culverts etc...
- j. Show all existing property lines and proposed drainage easements.
- k. Discuss and show how the approximately 64,500 cubic of stormwater storage will be distributed over the entire development.

27. Basin Configuration:

- a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
- b. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
- c. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
- d. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

**Ordinance**

- A. The developer shall provide approximately 64,500 cubic feet of on-site stormwater storage to comply with the full 100-year, 2-hour storm event. The storage amount is based on developing approximately 7 acres of land with a runoff coefficient equal to 0.90. The property boundaries are Scottsdale Road, Butherus Drive, 73<sup>rd</sup> Street and the south property line of the development. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
  - (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
  - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.

- (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
  - (4) Off-site runoff must enter and exit the site as it did historically.
  - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- B. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- C. Underground Stormwater Storage:
- (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
  - (2) Drywells are not permitted.

### **ROADWAY, INTERSECTION, AND ACCESS DESIGN:**

#### **Streets and other related improvements:**

<b>STREET NAME</b>	<b>STREET TYPE</b>	<b>R.O.W. DEDICATION</b>	<b>ROADWAY IMPROVEMENT</b>	<b>CURB TYPE</b>	<b>BIKE PATH, SIDEWALK, TRAILS</b>
<b>STREET NAME</b>	<b>STREET TYPE</b>	<b>R.O.W. DEDICATION</b>	<b>ROADWAY IMPROVEMENT</b>	<b>CURB TYPE</b>	<b>BIKEPATH/ SIDEWALKS</b>
Butherus	Major Collector	50 ft half (50 ft existing)	Construct an eastbound combination bus bay and deceleration lane for the west driveway entrance	Vertical	8 ft wide meandering sidewalk
73 <sup>rd</sup> Street	Local Commercial	30 ft half (40 ft existing)	Existing	Vertical	5 ft wide sidewalk
Scottsdale Road	Major Arterial	75 ft half (65 ft existing)	Existing	Vertical	8 ft wide meandering sidewalk

### **DRB Stipulations**

#### **28. Additional Stipulations as project demands.**

- The two site driveways on Butherus Street shall be designed in general conformance with city of Scottsdale Type CH-1, Standard Detail #2257. The driveways shall be separated by a minimum distance of 330 feet, measured to the driveway centerlines. The driveways shall have right in and right out access only.
- The developer shall construct an eastbound combination bus bay and right turn deceleration lane on Butherus Road at the west site driveway entrance. The length of the bus bay/deceleration lane shall be at least 150 feet 300ft, with 75 feet (minimum) of vehicle storage and a 75-foot (minimum) taper. The final layout shall be approved by the City of Scottsdale Transportation staff, prior to final plan approval. The developer shall provide the additional right of way of roadway easement for the deceleration lane and bus bay. A bus shelter shall not be required at this time, but rather the developer shall pay in lieu fees for the cost of the bus shelter, pad, bench bike rack and trash can. The in lieu fees shall be deposited in the bus shelter account number 410-T1702-48912.
- The site shall not have a driveway entrance onto Scottsdale Road.
- The developer shall provide ADA ramps at all sidewalk radii points.

**Ordinance**

- D. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

**TRAFFIC SIGNALS:****Ordinance**

- E. Public street lights shall be installed in accordance with the City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.

**INTERNAL CIRCULATION:****DRB Stipulations**

29. The developer shall provide a minimum parking-aisle width of 24 feet.
30. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

**Ordinance**

- F. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

**EASEMENTS AND DEDICATIONS**

<b>EASEMENT / DEDICATION</b>	<b>DESCRIPTION</b>
24 ft wide cross access easement	Provide this easement for the properties to the east, west and south.
Aviation Easement	Provide this easement in accordance with the Scottsdale Airpark requirements.

**DRB Stipulations**

31. Sight distance easements shall be dedicated over sight distance triangles.
- Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
  - Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
32. Vehicular Non-Access Easement:
- Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Scottsdale, Butherus and 73<sup>rd</sup> Streets except at the approved driveway location.
33. Indemnity Agreements:
- When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

**Ordinance**

- G. Drainage Easement:



- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 25 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

H. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

**REFUSE:**

**DRB Stipulations**

34. This site may require as many as three refuse enclosures. However, the July 2, 2003 site plan does not show the correct number of trash enclosures that are required for this development. The number of trash enclosures shall include all building space within the property boundaries from 73<sup>rd</sup> Street to Scottsdale Road, excluding the future retail site abutting Scottsdale Road. Also, the position of the single refuse enclosure shown on the site plans shall be revised to provide a proper backing route for the trucks as it backs away from the enclosure.
35. The Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1, for single enclosures and #2147-1, for double enclosures.
36. Enclosures must:
  - a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
  - b. Be positioned to facilitate collection without "backtracking."
  - c. Be easily accessible by a simple route.
  - d. Not require backing more than 35 feet.
  - e. Not be located on dead-end parking aisles.
  - f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

**Ordinance**

- I. Refuse enclosures are required as follows:
  - (1) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.
- J. Underground vault-type containers are not allowed.
- K. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- L. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

**WATER AND WASTEWATER STIPULATIONS**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

**DRB Stipulations**

37. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the master water and wastewater reports. The improvement plans shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the developer a site-specific addendum to the master report, subject to review and approval by City staff.
38. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
  - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

**WATER:****DRB Stipulations**

39. Basis of Design Report (Water):
- a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

**Ordinance**

- M. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

**WASTEWATER:****DRB Stipulations**

40. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.
41. On-site sanitary sewer shall be privately owned and maintained.
42. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

**Ordinance**

- N. Privately owned sanitary sewer shall not run parallel within the waterline easement.

**CONSTRUCTION REQUIREMENTS****DRB Stipulations****As-Built Plans.**

43. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
  - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

**Ordinance**

- O. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]

**VERIFICATION OF COMPLIANCE**

**DRB Stipulations**

- 44. Condition for issuance of grading and drainage permit: Before the issuance of a Grading & Drainage Permit:
  - a. Add any conditions that would have to be met prior to final plan approval.